

013.0

0008

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

983,500 / 983,500

USE VALUE:

983,500 / 983,500

ASSESSED:

983,500 / 983,500


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
14-16		PARKER ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	ROSSELLI MARCIA C	
Owner 2:		
Owner 3:		

Street 1:	24 DICKSON AVE
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 3053 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	
Flood Haz:	
D	
s	
t	
	Exempt
	water
	Sewer
	Electri
	Topo
	Street
	Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950	Sq. Ft.	Site			0	80.	1.15	1									454,802						454,800	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4950.000	523,500	5,200	454,800	983,500		10785
							GIS Ref
							GIS Ref
							Insp Date
							02/21/18

PREVIOUS ASSESSMENT									Parcel ID	Parcel ID	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	104	FV	523,500	5200	4,950.	454,800	983,500		Year end	12/23/2021	
2021	104	FV	499,700	5200	4,950.	454,800	959,700		Year End Roll	12/10/2020	
2020	104	FV	500,000	5200	4,950.	454,800	960,000		Year End Roll	12/18/2019	
2019	104	FV	387,700	5200	4,950.	483,200	876,100		Year End Roll	1/3/2019	
2018	104	FV	387,700	4700	4,950.	352,500	744,900		Year End Roll	12/20/2017	
2017	104	FV	363,700	4700	4,950.	307,000	675,400		Year End Roll	1/3/2017	
2016	104	FV	363,700	4700	4,950.	261,500	629,900		Year End	1/4/2016	
2015	104	FV	324,100	4700	4,950.	255,800	584,600		Year End Roll	12/11/2014	

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
	927-52		7/1/1979		83,000
				No	No
				ROBERT JOSEPH ROSELLI D.O.D. 4/8/2016.	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
11/14/2019	1858	Redo Bat	12,000	C					5/2/2019	Mail Update	JO	Jenny O											
5/14/2018	609	Re-Roof	23,862	C					2/21/2018	MEAS&NOTICE	BS	Barbara S											
									1/27/2009	Meas/Inspect	372	PATRIOT											
									10/4/1999	Mailer Sent													
									10/4/1999	Measured	163	PATRIOT											
									8/25/1993		PC	PHIL C											

 Sign: VERIFICATION OF VISIT NOT DATA

